



PLANTATION ACRES HOMEOWNERS ASSOCIATION

PO Box 450718, Sunrise, FL 33345-0718

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PAHA Membership Meeting

Date: 01/19/2020 @ 7:00 pm

Location: Virtual Zoom Meeting

Meeting call to order 7 PM

In attendance:

Sheila Rockley
Mark Cameron
Doc (Ed) Szerlip,
Jesse Varnell
Renee Feller
Jennifer Fain
Rick Gendler
Adam Fractenberg,
Seth Follansbee
Donna McCormack
Patrick Peck
Gary Kravit
Michael Roth
Ted Crespi

Total in Attendance: 56

PAHA Meeting Agenda

- I. Welcome and Pledge-Doc
- II. Background on The Enclave at Plantation Project located on the southeast corner of Broward Boulevard and Hiatus Road and introduction of Guest Speaker Matthew Mytych, Esq. Associate Attorney, Doumar Allsworth, et. al-Ted
- III. Enclave Presentation-Matthew J. Mytych
- IV. Comments/Discussion on Presentation-Ted
- V. Community Action Group Concept-Ted
- VI. Neighborhood Watch: Donna/Jenn
 - a. Crime/Police Update-Donna
 - b. Community Service Project-Donna
 - c. Plantation Acres Equestrian Park-Jenn
- VII. Membership Update-Jess
- VIII. Real Estate Corner-P.J. Jacobs
- IX. Community Outreach-Sheila/Donna
 - a. Holiday Decorating Contest-Sheila
 - b. Saving Sage Animal Rescue-Donna
 - c. Hope South Florida-Donna
- X. Reminders to Members-Jenn
- XI. Call for New Business-Ted



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The Enclave at Plantation Project

Ted welcomed everyone and introduced the Lennar representatives. Ted asked them to present the changes they have made since the last Planning and Zoning meeting. Lennar representatives said that the only changes that were made were to the traffic calculations. Density has not changed. The purchase price of the units will be in the market of five hundred to five hundred fifty thousand and they will be fifteen hundred to twenty-one hundred square feet. This is the old school board site at the South East corner of Hiatus and Broward Blvd. The school board has no intent to build a school there, so they see it as surplus and have sold the land. Lennar won the bid against two others. They still are working with Planning and Zoning for approvals and then the build will take about a year. If you look at Wedgwood across the street the density is remarkably like this project that is at 8.6 gross units per acre on thirteen acres. There are buffers on Hiatus Road that include a wall, landscape, and trees and an entrance feature. The density will be 111 units. There are six different models. They have two car garages and two parking spaces. Each building has 4,5 or 6 units per building.

Concerns of members that attended this meeting had to do with traffic going into and coming out of the access. Lennar said that they are at less than half of the county threshold and the county did not require a right turn lane. This was reviewed by the City and the County according to Lennar.

Attendee asked if there could be additional traffic signals. Lennar responded that this was not required by the county and the city. Attendee suggested that Lennar look at the entire impact of the traffic within one square mile. Member expressed that we want less density, less traffic, and less crime.

Lennar stated that the counts that they had collected was pre pandemic.

Member expressed that traffic is not dispersed evenly throughout the day and asked what it would look like during rush hour traffic. Lennar stated that comparing the 39 single family homes against the 111 town homes, during a 24-hour time frame there is a total of 445 new trips. During the morning rush hour, there are 22 new additional trips and during the evening, 23 additional trips.

Member wanted to know how the 22 trips leaving the project added to the roadway, would make a left turn at Hiatus and Broward to go West bound and would conflict with someone coming out and how many trips would be inbound from the project at Sunrise and would be coming across where you are trying to get out at Sunrise and Old Hiatus. Lennar said that they would get back to us with this scenario.

Question was asked about sound mitigation. Lennar said that on Shady Drive and 1st, there should be no significant noise but that they would look at that further.

Lennar said after looking at the density up and down Broward Blvd they determined the density for this project.

Attendee voiced concern about salt water intrusion and that we are on water that comes from the everglades. It was asked if the more that we build, adds stress to our water supplies. The City monitors the water to make sure that water and sewer is analyzed was the response from Lennar. The pipes are reviewed by the City and Lennar engineers.

Ted expressed that we were looking for a change in the density to lower the number of trips and lower the water demand, but there has not been so that we will sign a board proclamation opposing the project signed by all members of the Plantation Homeowners Association Board and it will be delivered to the Plantation City Council and Planning and Zoning Board.

Member also raised the concern regarding flooding that already exists in the area and how the increased density will also have an impact on the flooding. Lennar responded that their project should not impact Plantation Acres



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favorably or unfavorably because their water will not be going that direction. They are however increasing the canal adjacent to Broward Blvd that will increase the storage for this project and the old Plantation Water Control District. Plantation Acres is part of the Plantation Acres Improvement District.

Lennar said that they take our comments very seriously and are on all the calls and that they are in the very beginning of a one year process of approval.

Community Action Group Concept

Ted said that this is a committee that will meet next week and reorganize so that we can focus on issues that were discussed tonight. He said we want all of our friends and neighbors involved and we want to get as much input that we can from the community and to have the community involved. The goal is to speak louder and gain the City's respect and time. We want to make this as meaningful as possible for everyone.

Neighborhood Watch

From September 11th through January 19th, there were 26 crimes that occurred in Plantation Acres. Of these, there were 4 vehical thefts with two that had the keys left in them. The majority of the rest were larceny that consisted of 11 of the 26 and the next highest category was burglary of conveyance vehicles. This is when someone is working such as landscaping in the community and equipment is stolen from their vehicles. Everyone should lock their vehicle and purchase a faraday bag to place their keyfab in. Don't leave your garage door controllers in your car. Don't leave your weapons in your car. If a situation occurs in your neighborhood, please discuss with your neighbors as this tends to happen all in the same area or along the same street.

There were 4 traffic citations in the month of December. The City of Plantation Police department said that they had a private unit that was helping with the church holiday light display and the traffic that was around that area. They said any stops that took place were isolated incidents.

We have launched a community service project. Donna has talked with local public and private schools and we will have a safety awareness activity within the Acres. Students will go from house to house staying along the streets and not going up to the homes but will be noting the FPL lines to see if there is vegetation growing on the lines and will be contacting the enties that own the lines to have the vegetation removed. The students will also be leaving packets on mailbox flags that includes the PAHA community brochure and what we do for the community within the packet with a coupon from Saffrano's Crepes in Plantation and the Business Spotlight that includes businesses that have provided us with great services.

Jenn is interested in finding out if anyone is having issues with having access to the Equestrian park because she had heard that there have been issues with being able to get into the park. Jenn said that when there was a hurricane that we are allowed to take the horses to the park for free but residents did not seem to be aware of that. Jenn is going to look into that. Sheila said that the bridge walkway has still not been fixed from when the horse went through. Ted said that horses have always been prohibited from going over the wooden bridges and walkways. There are separate paths for the horses. The South gate is often locked but with a code for entry.

Membership Update

76 members have paid their 2021 dues. We do not send out bills as we are not spending money or



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postage, but it has been sent out with the packets to go on the mailbox and you can visit our website to make the payment as well. <https://plantationacreshoa.webs.com/>

Real Estate Corner

We have 11 closed sales. There are only 30 active listings in the Acres. There are usually 45-50. Inventory is going down. There are less sales. This helps prices. There are 18 parcels of land for sale. A lot of these are on Sunrise and 118th Ave. They are going for 349K per parcel. There are five closed sales on land. Call P.J with any questions. She can be reached at (954)478-3000. Ted asked P.J. to check on land sales to developers so that we can check the city's activities and those developers holding these lots. PJ. said that the parcel on 118th and 8th street where there was a rundown house has been demolished and there is a developer in there. This is five acres. On the other side is also a developer. Brookman Felds is building a home that is around 3 million. This company is consistent and has a good reputation.

Community Outreach

22 homes entered the Holiday Decorating Contest. 90 people voted on the homes.

1st place went to 390 Applemadix Terrace

place went to 1101 NW 114th Ave

place went to 11201 NW 18th Court.

2nd
3rd

We are thinking about doing a Scavenger Hunt for Valentine's Day. More to come on that soon!

Saving Sage Animal Rescue is located on 2875 West Broward Blvd. They have an Amazon wish list and Donna's garage is always open for donations. The majority of the animals are in foster care homes. Contact Donna for more information.

Hope South Florida is located on Andrews Ave. They collect anything but furniture. They collect adult and children's clothing along with toys. Donations can also be delivered to Donna's and Jay from Hope of South Florida comes to pick them up every week. Donna thanked everyone for contributing.

Ted mentioned that the North Acres Park had a bond of \$517,000.00 for the 15 acres park. This was reallocated to the Pine Island soccer fields that was short, and the money was used as discretionary funds. We are upset about this and are trying to get those funds back and to make sure that the Park is not sold. We are collecting the related documents and will discuss this and will meet with the Mayor for further discussion on this topic and how we want the money back to be used for this park.

Next Meeting is February 16, 2021 at 7 pm via Zoom.

For your information, click on underlined links to go to:

[PAHA Website](#) for yearly HOA dues (\$45.00) and pertinent information about our role as your HOA.

[Facebook Group](#) for Plantation Acres Residents only.

[Next door](#) site for all things Plantation! Meet neighbors, see what is for sale in the marketplace, get questions answered, post if you see a lost pet roaming, see information for meetings...See something, say it here!

[Save our Acres](#) is updated with the issues at hand that need to be brought to the city for clarification.